



**CLIFTON A. MARSHALL  
ARCHITECT, LTD.**

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August 10, 2007

City of Las Vegas Planning and Development  
Development Services Center  
731 S. Fourth Street  
Las Vegas, NV 89101

RE: Justification Letter for a Site Development Plan Review  
H.E.L.P. Las Vegas Housing Corp. II  
H.E.L.P. at Owens, Phase II (APN 139-27-502-015)  
1455 Main Street, Las Vegas, NV 89106

Dear Sir/Ma'am:

H.E.L.P. Las Vegas Housing Corp. II is a Las Vegas based affiliate of H.E.L.P. USA, a national non-profit organization specializing in affordable housing development, management and supportive services. The project has an approved Site Development Plan Review (SDR-17748) which was granted in November 2006.

In 2003, H.E.L.P. was approached by the City of Las Vegas to develop approximately two hundred units of affordable housing on the site at 1455 Main Street, Las Vegas, NV. Phase One consisting of seventy-five units was completed. Phase Two is anticipated to start construction in 2007 and Phase Three is proposed to start construction in 2008/2009.

Phase two consist of fifty units of affordable housing in a four story building. There will be eight studio units, twenty-one one bedroom units and twenty-two two bedroom units. Phase Three will consist of seventy five units in a five story building. The design of Phases Two and Three are more of a residential style than Phase One.

Building construction in Phase II will consist of slab on grade and concrete block construction. The block will be covered with stucco and have a metal standing seam roof. In November 2006, a Site Development Review, SDR-17748, was approved for the project. At that time, the building was to have a core slab floor system. When the project was value engineered, it was discovered that a steel deck and joist system would be more economical. The deck/joist system raised the overall height of the building by several feet and thus the reason for a new SDR. Also, the mechanical system has changed. Originally, through the wall units were to be used. However, the client chose to use a split system for the HVAC, which requires the condensing units to be placed on the roof. Thus, the roof had to change to a flat roof with a mansard.

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The development of HELP at Owens, Phase II will help address a variety of needs identified by the City of Las Vegas and Clark County. According to the Clark County Consolidated Plan, the development of affordable housing for low-income households is the highest priority for the City of Las Vegas. HELP has been providing affordable and supportive housing for low-income people since 1986. With a growing portfolio of over 2,000 housing units, HELP is emerging as one of the nation's leading non-profit developers of affordable housing.

HELP's approach has earned notoriety and to include designation by the United States Congress as a national Demonstration Program. The organization has won the endorsement of Congressional representatives, government and professional leaders, social service professionals and academic experts around the country.

This project will be an asset to the Las Vegas community. It will promote the health, safety and welfare of the community by providing quality affordable housing. I hope that you will support this very important project. If you have any questions, please feel free to contact me at 702-314-9400. Thank you for your attention.

Respectfully,

Clifton Marshall, AIA

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